



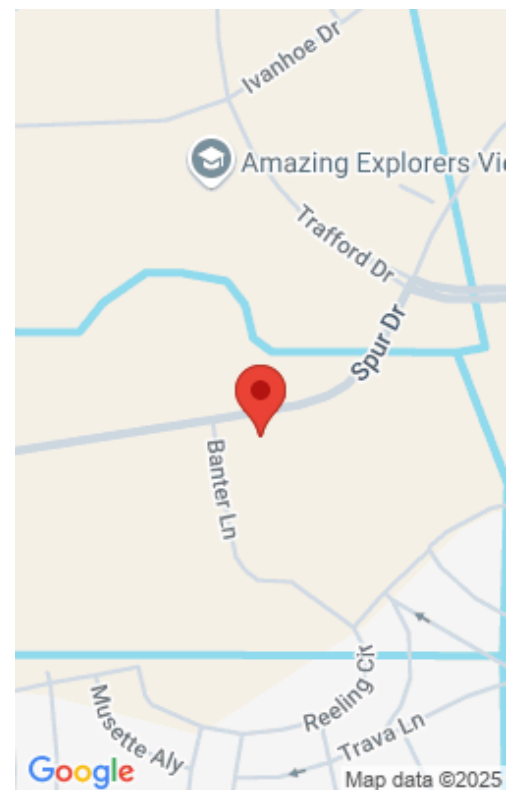
**\$730,530**

## **2447 SPUR DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

This unique 2-story home features a great room with large open kitchen/cafe overlooking a spacious lanai and courtyard. Enjoy privacy with the master bedroom on the first floor and the other 3 bedrooms on the second floor. This Mecina II offers a gourmet kitchen, study and wet bar sink at great room dry bar.

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2852 sq ft



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# Basics

|                                       |                                      |
|---------------------------------------|--------------------------------------|
| <b>Category:</b> Residential          | <b>Type:</b> Single Family Residence |
| <b>Status:</b> Active                 | <b>Bedrooms:</b> 4 beds              |
| <b>Bathrooms:</b> 4 baths             | <b>Area:</b> 2852 sq ft              |
| <b>Lot size:</b> 0.12 sq ft           | <b>Year built:</b> 2025              |
| <b>Subdivision Name:</b> Reeling Park | <b>Bathrooms Full:</b> 3             |
| <b>Lot Size Acres:</b> 0.12 acres     | <b>County:</b> Brevard               |

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# Building Details

|                                                     |                                                |
|-----------------------------------------------------|------------------------------------------------|
| <b>Construction Materials:</b> Block, Other, Stucco | <b>Sewer:</b> Public Sewer                     |
| <b>Heating:</b> Central, 1                          | <b>Current Use:</b> Residential, Single Family |
| <b>Stories:</b> 2                                   |                                                |

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# Amenities & Features

|                                                               |                                                                                                                                                               |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Laundry Features:</b> Electric Dryer Hookup, Washer Hookup | <b>Flooring:</b> Carpet, Tile                                                                                                                                 |
| <b>Utilities:</b> Other                                       | <b>Parking Features:</b> Attached, Garage                                                                                                                     |
| <b>Garage Spaces:</b> 2, 1                                    | <b>WaterSource:</b> Public,                                                                                                                                   |
| <b>Appliances:</b> Convection Oven, Dishwasher, Gas Range     | <b>Interior Features:</b> Entrance Foyer, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms, Jack and Jill Bath |
| <b>Lot Features:</b> Other                                    | <b>Exterior Features:</b> Balcony, Courtyard                                                                                                                  |
| <b>Cooling:</b> Central Air                                   |                                                                                                                                                               |

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# Fees & Taxes

|                                     |                                             |
|-------------------------------------|---------------------------------------------|
| <b>Tax Assessed Value:</b> \$233.39 | <b>Association Fee Frequency:</b> Quarterly |
|-------------------------------------|---------------------------------------------|





## School Information

**HighSchool:** Viera                      **Middle Or Junior School:** Viera Middle School  
**Elementary School:** Quest



## Miscellaneous

**Road Surface Type:** Paved                      **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard



## Courtesy of

**List Office Name:** Viera Builders Realty, Inc.

